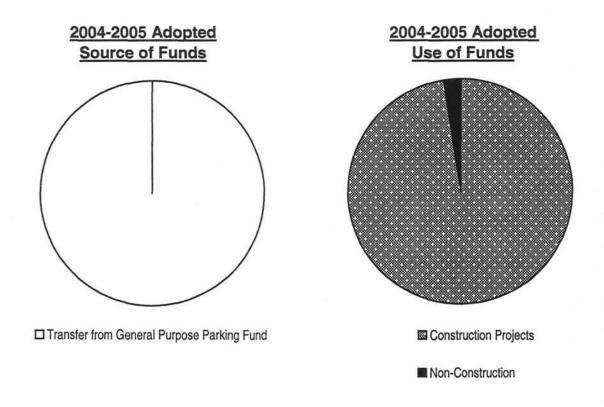
### 2004-2005 CAPITAL BUDGET

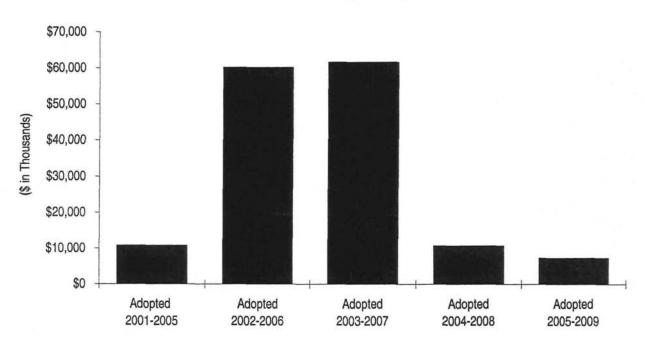
### 2005-2009 CAPITAL IMPROVEMENT PROGRAM

PARKING

# PARKING CAPITAL PROGRAM 2005-2009 Capital Improvement Program



### **CIP History**



<sup>\*</sup> In the Adopted Capital Budgets for 2002-2006 and 2003-2007, this program included the Civic Center Parking Garages. Beginning in 2004-2008, these garages are now included in the Civic Center Program.

### 2005-2009 Adopted Capital Improvement Program

### Overview

#### Introduction

The Parking Capital Program's primary responsibilities are to maintain and improve existing facilities, upgrade and replace both on-street and off-street parking equipment, and develop parking facilities. The off-street component of the program currently operates five garages and sixteen surface lots with approximately 7,300 parking spaces, mostly in The on-street component downtown. approximately currently operates metered parking spaces in the areas of downtown, Japantown and the Civic Center. The 2005-2009 Adopted Capital provides Improvement Program (CIP) funding of \$7.1 million, of which \$2.8 million is programmed in 2004-2005.

This program is part of the Transportation Services City Service Area (CSA) and supports the outcome: Provide Safe, Efficient, Neighborhood-Friendly Transportation Operations, and Preserve and Improve Transportation Assets to Enhance Community Livability.

### Program Priorities and Objectives

As part of the implementation of the San José Redevelopment Agency's (SJRA's) Strategy 2000 – Greater Downtown Strategy for Development, a Parking Management Plan was developed in 2001 to address both short-term and long-term parking needs.

The Parking Management Plan anticipated that in the short-term (by 2005) approximately 3,125 new parking spaces would be needed to meet short-term downtown growth. This figure is comprised of lost parking spaces due to developments (approximately 2,000 spaces) and additional peak demand that would be

generated by downtown growth (approximately 1,125 spaces). The Parking Management Plan also identified the long-term need for an additional 1,500 spaces that would be required in off-site peripheral locations to accommodate future office development. Therefore, it was anticipated that by 2008 the demand for new parking spaces would total about 4,625 spaces.

Since its approval in 2001, the priority, need and schedules of specific projects identified in the Parking Management Plan have been significantly impacted by the downturn in the economy as well as by changes in the supply of parking. Downtown office vacancy rates, currently at above 20%, have reduced demand for parking since 2001, and demand is now expected to remain flat through 2007. At the same time, the 4th and San Fernando Garage added 750 new parking spaces in 2003 and the New Civic Center Garages will provide an additional 1,500 parking spaces available for public use parking on the evening and weekends.

As a result of the changing environment since the Parking Management Plan was approved, last year the City Council/SJRA Board directed staff, in coordination with the Downtown Parking Board, to track key economic and parking information. Using this information, as part of the 2004-2005 budget process, a series of economic and parking demand triggers was approved by the City Council as a way to gauge changes in the local economy and to initiate parking development at the right time.

### Sources of Funding

All projects in the 2005-2009 Adopted

### 2005-2009 Adopted Capital Improvement Program

### Overview

#### Sources of Funding (Cont'd.)

Parking CIP are funded from parking meter and facility revenues that exceed the amount needed for ongoing operations and maintenance. In the 2005-2009 Adopted CIP, total funding of \$7.1 million is provided from these sources. This amount is \$3.7 million lower (34.3% lower) than the \$10.8 million contained in the 2004-2008 Adopted CIP for these purposes.

Additional funding for future parking facilities was originally envisioned to be provided by the SJRA, but due to the economic environment and the financial problem facing the Agency, the planning of new parking garages in the downtown is currently on hold. In addition, parking meter and facility revenues have been negatively impacted by the economic downturn, as lower activity in the downtown has depressed parking income. Further discussion of revenues and parking investment strategies can be found in the 2004-2005 Operating Budget Transportation Services CSA's Parking Services Core Service section.

### **Program Highlights**

#### Downtown Parking Garages

The Parking Management Plan identified two specific sites as being the highest priority for the construction of additional parking facilities in the downtown. The 2002-2003 Adopted Capital Budget included a payment of \$7.75 million from the General Purpose Parking Fund's reserves to the SJRA to assist in financing land acquisition, design and construction of the additional parking garages. Due to the prolonged economic downturn,

the planning of the parking garages has been put on hold, reflecting lower demand and the deteriorated financial situation of the SJRA. The General Purpose Parking Fund has retained within its fund balance over \$8 million in reserves until sufficient parking demand is created and a funding package is developed to finance the construction of an additional parking garage.

### Third Street Garage Seismic Upgrade

Construction began on the Third Street Garage seismic upgrade project in 2002-2003 and is expected to be completed in the fall of 2004. The project was undertaken to ensure maximum safety in the event of an earthquake by updating the facility to meet current building codes, and to meet the long-term life expectancy of the facility. With replacement costs for parking spaces downtown in the \$30,000 to \$50,000 range, the investment in the 856-space facility is justified.

### Revenue Control Equipment Replacement and Integration

The first phase of the Revenue Control Equipment Replacement and Integration project will upgrade equipment at the Convention Center, Third Street Market/San Pedro garages. The existing equipment at these facilities is outdated, unreliable and it is becoming increasingly difficult to repair and obtain replacement parts. The upgrade will also offer customers more convenient pay options, such as credit cards. This phase of the project is expected to become fully operational by the second quarter of 2004-2005.

### 2005-2009 Adopted Capital Improvement Program

### Overview

### Program Highlights (Cont'd.)

### Parking Guidance System

The Parking Guidance System (PGS) project will be an important operational tool to improve access to parking in the downtown. The first phase of the PGS will inform motorists of real-time parking space availability using electronic message signs located at the entrances to the City's downtown parking facilities. This phase is expected to become operational in winter 2004. The second phase begins in 2005-2006 and will include roadway signs to direct motorists to the parking facilities.

### Major Changes from the 2004-2008 Adopted CIP

Major changes from the 2004-2008 Adopted CIP include the following:

 Revenue Control Equipment Replacement and Integration project funding was increased by Council action in 2003-2004 by \$319,000 to provide resources to include the installation of new revenue control equipment in the Market/San Pedro garage. As a result of these changes as well as lengthy negotiations with stakeholders, the project schedule has been deferred by half a year, and the garage is now projected to be operational by winter 2004. In addition, new funding of \$700,000 was approved to replace revenue control equipment at surface parking lots and the Second/San Carlos Garage. The additional funding was required due to the approaching end of the life cycle of the current equipment.

### Operating Budget Impact

Two projects in the 2005-2009 Adopted Parking CIP are anticipated to have an impact on the operating budget. All of the costs and revenue offsets impact the General Purpose Parking Fund and do not impact the General Fund. Additional detail on the operating budget impact is displayed in Attachment A and the Project Detail Pages.

### **Net Operating Budget Impact Summary**

	2005-2006	2006-2007	2007-2008	2008-2009
Parking Capital Program	\$ (84,000)	\$ (106,000)	\$ (149,000)	\$ (152,000)
Total	\$ (84,000)	\$ (106,000)	\$ (149,000)	\$ (152,000)

Note: The estimated operating costs have been provided by the Department of Transportation and have not yet been fully analyzed by the Budget Office. That analysis may well result in different costs when the actual budget for the year in question is formulated.

### 2005-2009 Adopted Capital Improvement Program

### Overview

### Council-Approved Revisions to the Proposed Capital Improvement Program

During the June budget hearings, the City Council approved the rebudget of unexpended funds for four projects totaling \$1,415,000. The projects included: Facility

Improvements (\$200,000), Third Street Garage Seismic Upgrades (\$430,000), Parking Guidance System (\$637,000), and Revenue Control Equipment Replacement and Integration (\$148,000). No change to the Ending Fund Balance resulted from these actions.

# 2005-2009 Adopted Capital Improvement Program Attachment A - Operating Budget Impact

	2005-2006	2006-2007	2007-2008	2008-2009
Parking Capital Program				
Parking Guidance System	(\$15,000)	(\$35,000)	(\$75,000)	(\$75,000)
Revenue Control Equipment Replacement and Integration	(\$69,000)	(\$71,000)	(\$74,000)	(\$77,000)
<b>Total Parking Capital Program</b>	(\$84,000)	(\$106,000)	(\$149,000)	(\$152,000)

### 2004-2005 CAPITAL BUDGET

# 2005-2009 CAPITAL IMPROVEMENT PROGRAM

PARKING
Source of Funds
Use of Funds

The Source of Funds displays the capital revenues by funding source for each year of the Five-Year Capital Improvement Program. The Use of Funds displays the capital expenditures by line-item for each year of the five-year period.

# V-955

### Parking Capital Program

# 2005-2009 Adopted Capital Improvement Program Source of Funds

SOURCE OF FUNDS	Estimated 2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	5-Year Total
General Purpose Parking Fund							
Contributions, Loans and Transfers from: Special Funds							
<ul> <li>General Purpose Parking Fund</li> </ul>	4,102,000	2,766,000	2,172,000	562,000	565,000	1,077,000	7,142,000
Total General Purpose Parking Fund	4,102,000	2,766,000	2,172,000	562,000	565,000	1,077,000	7,142,000
TOTAL SOURCE OF FUNDS	4,102,000	2,766,000	2,172,000	562,000	565,000	1,077,000	7,142,000 *

<sup>\*</sup> The 2005-2006 through 2008-2009 Beginning Balances are excluded from the FIVE-YEAR TOTAL SOURCE OF FUNDS to avoid multiple counting of the same funds.

### 2005-2009 Adopted Capital Improvement Program

### **Use of Funds**

USE OF FUNDS	Estimated 2003-2004	2004-2005	2005-2006	2006-2007	2007-2008	2008-2009	5-Year Total
Construction Projects							
3rd Street Garage Seismic Upgrade	1,733,000	911,000					911,000
2. Facility Improvements	500,000	900,000	500,000	500,000	500,000	500,000	2,900,000
3. Parking Guidance System	31,000	637,000	1,500,000			102400 A. CONSOL	2,137,000
Revenue Control Equipment     Replacement and     Integration	1,745,000	248,000	100,000			500,000	848,000
Total Construction Projects	4,009,000	2,696,000	2,100,000	500,000	500,000	1,000,000	6,796,000
Non-Construction							
General Non-Construction							
Budget Office Capital Program Staff	15,000	16,000	17,000	18,000	19,000	20,000	90,000
CIP Action Team	37,000	27,000	38,000	26,000	27,000	37,000	155,000
Information Technology Staff	41,000	27,000	17,000	18,000	19,000	20,000	101,000
Total General Non-Construction	93,000	70,000	72,000	62,000	65,000	77,000	346,000
Total Non-Construction Ending Fund Balance	93,000	70,000	72,000	62,000	65,000	77,000	346,000
TOTAL USE OF FUNDS	4,102,000	2,766,000	2,172,000	562,000	565,000	1,077,000	7,142,000*

<sup>\*</sup> The 2004-2005 through 2007-2008 Ending Balances are excluded from the FIVE-YEAR TOTAL USE OF FUNDS to avoid multiple counting of same funds.

### 2004-2005 CAPITAL BUDGET

### 2005-2009 CAPITAL IMPROVEMENT PROGRAM

### PARKING

DETAIL OF

CAPITAL PROJECTS

The Detail of Capital Projects section provides information on the individual capital projects with funding in 2004-2005, including the following: project name, City Service Area (CSA) and CSA Outcome supported by the project, responsible department, Council District, project location, project description, project start and completion dates, project justification, project costs by type of expenditure, funding sources for the project, and the annual operating budget impact. On the Use of Funds statement, these projects are numbered.

### 2005-2009 Adopted Capital Improvement Program **Detail of Capital Projects**

### 1. 3rd Street Garage Seismic Upgrade

CSA:

**Transportation Services** 

Initial Start Date: 3rd Qtr. 2002

**CSA Outcome:** 

Provide Safe, Efficient, and Neighborhood-Friendly

Revised Start Date: 1st Qtr. 2003

**Transportation Operations** 

Initial Completion Date: 3rd Qtr. 2003

Preserve and Improve Transportation Assets to **Enhance Community Livability** 

Revised Completion Date: 4th Qtr. 2004

Department:

Transportation

**Council District:** 

Location:

City Parking Lots and Structures

Description:

This project provides funding for design and construction expenses for the seismic upgrades to the

3rd Street Garage.

Justification:

Seismic upgrades are required to address moderate seismic risks identified in structural review and

analysis conducted.

Mar Bully	00'S)				P						
Cost Elements	Prior Years	2003-04 Appn.	2003-04 Estimate	2004-05	2005-06	2006-07	2007-08	2008-09	5-Year Total	Beyond 5-Year	Project Total
Development Design Construction	20 9		276 1,457	911					911		20 285 2,368
TOTAL	29	2,644	1,733	911					911		2,673
	170	4	FUN	IDING SO	URCE SC	HEDULE (	(000'S)				
General Purpose Parking Fund	29	2,644	1,733	911					911		2,673
TOTAL	29	2,644	1,733	911					911		2,673
	7.00	-17-15	ANNUA	L OPERA	TING BUE	GET IMP	ACT (000'	S)			

#### Major Changes in Project Cost:

2004-2008 CIP - Increase of \$1.423 million to overall project costs based on identification of additional needs during design phase to insure the structure meets current building codes.

Notes:

None

FY Initiated:

2002-2003

Redevelopment Area:

Yes

Initial Project Budget:

\$1,250,000

SNI Area:

N/A

Appn. #:

### 2005-2009 Adopted Capital Improvement Program **Detail of Capital Projects**

### 2. Facility Improvements

CSA:

Transportation Services

Initial Start Date:

Ongoing

**CSA Outcome:** 

Provide Safe, Efficient, and Neighborhood-Friendly

**Revised Start Date:** 

**Transportation Operations** 

Initial Completion Date:

Ongoing

Preserve and Improve Transportation Assets to **Enhance Community Livability** 

**Revised Completion Date:** 

Department:

Transportation

**Council District:** 

Location:

City Parking Lots and Structures

Description:

This project provides funding for facility improvements including lighting, cleaning, and painting to

upgrade and maintain parking facilities.

Justification:

Preventive work is needed to improve and prolong the useful life of existing facilities.

		EXPENDITURE SCHEDULE (000'S)									
Cost Elements	Prior Years	2003-04 Appn.	2003-04 Estimate	2004-05	2005-06	2006-07	2007-08	2008-09	5-Year Total	Beyond 5-Year	Project Total
Bid & Award Construction		50 916	50 450	50 850	50 450	50 450	50 450	50 450	250 2,650		
TOTAL		966	500 EUN	900 DING SO	500 URGE SC	500	500	500	2,900		
General Purpose Parking Fund		966	500	900	500	500	500	500	2,900		
TOTAL		966	500	900	500	500	500	500	2,900		

#### ANNUAL OPERATING BUDGET IMPACT (000'S)

None

Major Changes in Project Cost:

N/A

Notes:

Project schedule dates and selected budget information are not provided due to the ongoing nature of this project.

FY Initiated:

Ongoing

Redevelopment Area:

Yes

Initial Project Budget:

SNI Area:

N/A

Appn. #:

### 2005-2009 Adopted Capital Improvement Program **Detail of Capital Projects**

### 3. Parking Guidance System

CSA:

**Transportation Services** 

Initial Start Date: 1st Qtr. 2001

**CSA Outcome:** 

Provide Safe, Efficient, and Neighborhood-Friendly

Revised Start Date:

**Transportation Operations** 

Initial Completion Date: 1st Qtr. 2003

Department:

Transportation

**Council District:** 

Revised Completion Date: 2nd Qtr. 2006

Location:

City Parking Lots and Structures

Description:

This project provides funding for the Parking Guidance System (PGS). The purpose of the PGS is to direct motorists from freeway off-ramps, and along surface streets to available public spaces. Dynamic message signs will display real-time parking availability information. The first phase of the project included message signs affixed on the parking facilities, displaying the number of available parking spaces in the facility. The signs also display messages such as "open", "full" or "free parking." The second phase begins in 2005-2006 and will include roadway signs to direct motorists to the parking facilities. Dates displayed refer to Phase I, except for the revised end date, which refers to Phase II.

Justification:

Investments that make parking easier promote downtown visits. This project will guide visitors, who may be unfamiliar with the downtown and the locations of parking facilities, to facilities with available parking. The PGS will maximize the parking capacity of the facilities in the system and help improve traffic circulation in the downtown.

			=	XPENDIT	URE SCH	EDULE (0	00'S)				
Cost Elements	Prior Years	2003-04 Appn.	2003-04 Estimate	2004-05	2005-06	2006-07	2007-08	2008-09	5-Year Total	Beyond 5-Year	Project Total
Development	181				200				200		381
Construction		131	31	100					100		131
Post Construction		37		37					37		37
Equipment	44	500		500	1,300				1,800		1,844
TOTAL	225	668	31	637	1,500				2,137		2,393
			FUN	IDING SO	URCE SC	HEDULE (	000'S)				
General Purpose Parking Fund	225	668	31	637	1,500				2,137		2,393
TOTAL	225	668	31	637	1,500				2,137		2,393
1) _ 1			ANNUA	L OPERA	TING BUD	GET IMP	ACT (000'	S)			
Cost Offset					(25			(100)			
Maintenance					10	15	25	25			
TOTAL					(15	(35)	(75)	(75)			

#### Major Changes in Project Cost:

2002-2006 CIP - Increase of \$1,370,000 to fund scope augmentations now presented as Phase II of the project. 2004-2008 CIP - Decrease of \$831,000 due largely to design changes that leverage existing conduits for data and communication lines and remove funding needed for digging trenches.

#### Notes:

Revised completion date refers to Phase II.

FY Initiated:

2000-2001

Redevelopment Area:

Yes

Initial Project Budget:

\$1,650,000

SNI Area:

N/A

Appn. #:

## 2005-2009 Adopted Capital Improvement Program Detail of Capital Projects

### 4. Revenue Control Equipment Replacement and Integration

CSA:

**Transportation Services** 

Initial Start Date: 4th Qtr. 1996

**CSA Outcome:** 

Provide Safe, Efficient, and Neighborhood-Friendly

Revised Start Date: 4th Qtr. 1998

Transportation Operations

Initial Completion Date: 1st Qtr. 1997

Preserve and Improve Transportation Assets to

Revised Completion Date: 4th Qtr. 2009

**Enhance Community Livability** 

Department:

Transportation

**Council District:** 

•

Location:

Convention Center Garage, 3rd Street Garage, Market/San Pedro Garage, & Almaden/Woz Lot

Description:

This project provides funding for the replacement of the parking Revenue Control System (RCS) at several garages and lots. In 2004-2005 and 2005-2006, funding is proposed for improvements to the Almaden/Woz Lot and for downtown parking meters, and in 2008-2009, for the 2nd/San Carlos Garage. Installation work is also partially funded by the Facility Improvements capital project.

Justification:

This project enhances revenue collection and decreases labor costs.

			E	XPENDIT	URE SCH	EDULE (0	00'S)				
Cost Elements	Prior Years	2003-04 Appn.	2003-04 Estimate	2004-05	2005-06	2006-07	2007-08	2008-09	5-Year Total	Beyond 5-Year	Project Total
Construction	649		92	30					30		679
Post Construction Equipment		20 1,843	2 1,743	18 200	100			500	18 800		20 2,543
TOTAL	649	1,893	1,745	248	100			500	848		3,242
			FUN	IDING SO	URCE SC	HEDULE (	(000'S)				
General Purpose Parking Fund	649	1,893	1,745	248	100			500	848		3,242
TOTAL	649	1,893	1,745	248	100			500	848		3,242
			ANNUA	L OPERA	TING BUD	GET IMP	ACT (000'	S)			
Cost Offset					(16	) (16	) (16)	(16)			
Maintenance					(53	(55)	(58)	(61)			
TOTAL					(69	) (71	) (74)	(77)			

#### Major Changes in Project Cost:

2001-2005 CIP - Increase of \$858,000 due to scope refinements. 2005-2009 CIP - Increase of \$1.0 million to include the Market/San Pedro Garage, the Almaden/Woz Lot and parking meters throughout the downtown, and the 2nd/San Carlos Garage.

Notes:

FY Initiated:

1996-1997

Redevelopment Area:

Yes

Initial Project Budget:

\$1,050,000

SNI Area:

N/A

Appn. #: